



County of Los Angeles  
**CHIEF ADMINISTRATIVE OFFICE**

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*Judy Hammond*

DAVID E. JANSSEN  
Chief Administrative Officer

January 5, 2006

To: Mayor Michael D. Antonovich  
Supervisor Gloria Molina  
Supervisor Yvonne B. Burke  
Supervisor Zev Yaroslavsky  
Supervisor Don Knabe

From: David E. Janssen  
Chief Administrative Officer

Board of Supervisors  
GLORIA MOLINA  
First District

YVONNE B. BURKE  
Second District

ZEV YAROSLAVSKY  
Third District

DON KNABE  
Fourth District

MICHAEL D. ANTONOVICH  
Fifth District

**TRIAL COURT FACILITIES ACT OF 2002: QUARTERLY UPDATE**

On November 12, 2002, your Board instructed my office to report on the implementation of SB 1732 (Escutia, Statutes of 2002) and to provide quarterly updates thereafter. SB 1732 is the legislation which requires the transfer of county courthouses to the State. This is the twelfth quarterly report on the subject and covers October through December 2005 activities.

**Legislative Activities**

On November 4, 2005, my office hosted the quarterly Southern California Counties meeting on the court facilities transfer. The discussion included several items related to the transfer, including nine potential legislative concepts. These legislative concepts were also discussed during the monthly conference call with the California State Association of Counties (CSAC) and received general conceptual support among the participating counties. Issues include ensuring an evenhanded approach to insurance requirements, deduction for lost county revenue from the County Facility Payment, transfer of seismically deficient buildings, and County occupancy in new facilities.

**Other Recent Activities**

The Administrative Office of the Court (AOC) issued a Request for Proposals and hired structural engineering firms to perform additional seismic rehabilitation studies for ten courthouses statewide, including five Los Angeles County courthouses, which are Alhambra, Pasadena, Clara Shortridge Foltz Criminal Justice Center, Pomona South, and Van Nuys West courthouses.

The purpose of these studies is to provide a more detailed analysis of the AOC's earlier preliminary structural evaluations and to provide a better cost estimate for retrofit of these buildings. Internal Services Department, Department of Public Works, Superior Court and my office are providing assistance and documents to facilitate completion of these studies. We expect that some of the courthouses may receive a better seismic rating after these studies are completed, which may facilitate the transfer of these courthouses to the State.

On August 25, 2005, my office received a letter from the AOC regarding the disposition of the South Gate Courthouse, which was vacated by the Court in mid-2004 and which the Court does not intend to reoccupy. The AOC informed us that the County may dispose of this property as it deems appropriate. My office is currently working with the City of South Gate on finalizing a sale and purchase agreement of the South Gate property for \$1,425,000 with target presentation to the Board scheduled for February 14, 2006, and closing to occur two weeks thereafter.

We have learned that four courthouses statewide have now been transferred to the State: two in Riverside County, one in Mono County, and one in San Joaquin County. Two of these four are transfers of operating leases.

My office continues to work with the AOC on completing the first Los Angeles County court transfer, which will be San Fernando Courthouse. The draft term sheet that we submitted in October remains under review by the State AOC and the Court. This agreement term sheet, once it is approved by the State, will facilitate the preparation of a pilot transfer agreement that will be used for all of the County court transfers. We are continuing to provide additional documents in response to State inquiries, to work with the Superior Court on parking allocations, and to complete the County Facilities Payment form.

County staff continues to participate in the monthly conference calls with CSAC and we will report back with the next quarterly report in April 2006. If you or your staff has any questions regarding this report, please do not hesitate to contact me or John Edmisten of my staff at (213) 974-7365.

DEJ:JSE  
MV:AT:rr

c: Executive Officer, Board of Supervisors  
Auditor-Controller  
County Counsel  
Internal Services Department  
Department of Public Works